



CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

**STATE OF DELAWARE
REAL ESTATE COMMISSION**

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EMAIL: customerservice.dpr@state.de.us

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|--------------------------------|--------------------------------------------------------------------------------------------------------------|
| PUBLIC MEETING MINUTES: | REAL ESTATE COMMISSION |
| MEETING DATE AND TIME: | Thursday, July 14, 2016 at 9:00 a.m. |
| PLACE: | 861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building |
| MINUTES FOR APPROVAL | August 11, 2016 |

MEMBERS PRESENT

Jason Giles, Professional Member, Chairperson
Lynnette Scott, Professional Member, Vice Chairperson (entered 10:20 a.m.)
Andrew Staton, Professional Member
Michael Harrington, Sr., Professional Member
Lynn Rogers, Public Member, Secretary
Joseph F. McCann, Public Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Sandra Wagner, Administrative Specialist III

MEMBERS ABSENT

Justin Healy, Professional Member

ALSO PRESENT

Andy Taylor, Esq.
Thomas Mottinger
Paul Pantano, Pantano Real Estate
Carl Chen, RE/MAX Sunvest Realty
Steve Quinn, RE/MAX Sunvest Realty
James Sheehan

CALL TO ORDER

Mr. Giles called the meeting to order at 9:01 a.m.

REVIEW OF MINUTES

Mr. Staton made a motion, seconded by Mr. Rogers, to approve the minutes of the meeting held on June 9, 2016 as written. By unanimous vote, the motion carried.

UNFINISHED BUSINESS

Review and Signing of Orders

Real Estate Services Group – Anna Vleugels

Charles Bolig

NEW BUSINESS

Disciplinary Hearing – Stephen Quinn – 9:30 a.m.

The minutes from the hearing will be at the end of the minutes.

Education Committee Report

Ms. Wagner reported on the Real Estate Education Committee's meeting. The Education Committee met on July 7, 2016.

At the meeting there were 49 approved courses providers, 5 approved instructors and 2 were only approved for Module 7.

Ms. Wagner explained to the Commission that the Education Committee wanted to change the September 8, 2016 date for the seminar to the November 10, 2016 date. Ms. Wagner stated that after talking to the Education Committee there would not be enough time to have everything in order by September. There is a lot of preparation that goes into making the seminar a success.

The Commission agreed to re-schedule the seminar to November 10, 2016.

The next Education Committee meeting will be August 4, 2016.

Recommendation to Approve and Deny Course Providers, Instructor Applications and Student Requests as Noted

Mr. Staton made a motion, seconded by Mr. Rogers, to approve to the education approvals submitted by the Education Committee for July and approve moving the annual seminar to November. By unanimous vote, the motion carried.

Review and Discussion – Consent Agreement for Paul Pantano

The Commission reviewed and discussed the consent agreement of Mr. Paul Pantano. Mr. Staton made a motion, seconded by Mr. Rogers, to accept the consent agreement for Mr. Pantano. By unanimous vote, the motion carried.

Continuing Education Credits – David Mangler

Mr. Mangler let the Commission know about the Executive Order 60 that the Governor signed which requires a full review of all the Boards, Commissions and Councils to identify opportunities to make recommendations to remove barriers where there appear to be undue burdens on licensees and applicants. Mr. Mangler stated that he has been reviewing rules and regulations and there is a piece in the Commission's rules that stood out to him. The Commission receives continuing education for attending their Commission meetings, and this attendance would satisfy all continuing education requirements for the renewal period. Mr. Mangler asked whether a licensee attending all meetings would also satisfy the continuing education requirements. If the meetings do not cover all the 7 modules content then it seems the Commission's CE is at a lesser standard than all other licensees. Mr. Mangler added that the licensees have to pay for their CE and the Commission does not. Mr. Mangler will be submitting a list of changes to the Governor's office and just wanted to bring this to the attention of the Real Estate Commission.

Mr. Andy Taylor addressed the subject of licensees obtaining CE credits for meeting attendance. Mr. Taylor suggested meeting discussions could qualify for various modules.

Mr. Taylor spoke to the Commission about the passing of the bill pertaining to disclosures for unimproved land. Mr. Bruce Plummer will be working on a disclosure form. DAR revised the Agreement of Sale which might require changes to the Seller's disclosure form.

Mr. Taylor discussed the National licensing examination and the need for subject matter experts. Mr. Taylor stated that Pearson Vue does a great job at trying to update the exams as needed.

The Commissioners thanked Mr. Taylor for all of the time and volunteering he does.

Applications for Licensure
Ratification of Salesperson Applications

Mr. Staton made a motion, seconded by Mr. McCann, to ratify the following applications for salespersons per attached list at the end of the minutes. By unanimous vote, the motion carried.

Review of Salesperson Application

The Commission reviewed the salesperson's application for Mr. Thomas Mottinger. Mr. Mottinger was present for the meeting. After review and discussion of Mr. Mottinger's application and letter of explanation, Mr. McCann made a motion, seconded by Mr. Rogers, to grant a waiver and approve the salesperson's application for Mr. Mottinger. By unanimous vote, the motion carried.

The Commission reviewed the salesperson's application for Ms. Naomi Ricketts. After review and discussion, Mr. Staton made a motion, seconded by Mr. Rogers, to propose to deny the salesperson's application for Ms. Ricketts. By unanimous vote, the motion carried.

Ratification of Broker and Associate Broker Applications

Mr. Staton made a motion, seconded by Mr. Harrington, to ratify the following applications for broker and associate broker per attached list at the end of the minutes. By unanimous vote, the motion carried.

Ratification of Application(s) for Licensure by Reinstatement

Mr. Staton made a motion, seconded by Mr. McCann, to ratify the following applications by reinstatement:

Thomas McGlone

Tammy Karnes

By unanimous vote, the motion carried.

Review of Applications for Reinstatement

The Commission reviewed the reinstatement application for Ms. Nancy Canton. Mr. Staton made a motion, seconded by Mr. Harrington, to approve the reinstatement application for Ms. Canton upon successful passing of both the National and State exams. By unanimous vote, the motion carried.

Review of Applications for New Office

There were no applications for New Office.

Status of Complaints

Complaint # 02-15-16 – Closed by Investigator
Complaint # 02-10-16 – Closed by Investigator
Complaint # 02-08-15 – Closed by Attorney General's Office

Correspondence

Letter from Angelique Ahmad

The Commission reviewed the letter submitted by Ms. Ahmad. Ms. Ahmad explained to the Commission that she took duplicates of a couple of the modules and was asking for the Commission to accept the courses as taken. Ms. Ahmad explained that she is licensed in PA as well and has not sold a house in Delaware as of yet and would not want anything negative against her license. Mr. Staton made a motion, seconded by Mr. Harrington, to approve contingent on Ms. Ahmad taking the modules that she missed to make up for not having them at the time of renewal. By unanimous vote, the motion carried.

Mr. Rogers made a motion, seconded by Mr. Harrington to amend the agenda to add correspondence submitted by Mr. Bryan Spund. By unanimous vote, the motion carried.

Letter from Bryan Spund

Mr. Spund, a reciprocity applicant, wrote to the Commission asking if the Commission would accept schooling that he has taken in lieu of taking the Delaware Pre-licensing course. The law at 24 Del. C. Sec. 2909(b) states what is needed to qualify for licensure by reciprocity. The Commission cannot waive the requirements. Mr. Staton made a motion, seconded by Mr. McCann, to deny Mr. Spund's request. By unanimous vote, the motion carried.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

Ms. Wagner mentioned to the Commission that she applied and accepted a new position with the Division as office manager. Ms. Wagner will be with the Commission until her replacement is hired and trained.

The Commission took a break from 9:45 a.m. to 10:25 a.m.

PUBLIC COMMENT

There was no public comment.

NEXT SCHEDULED MEETING

The next meeting will be held on Thursday, July 14, 2016 at 9:00 a.m.

ADJOURNMENT

Ms. Scott made a motion, seconded by Mr. Harrington, to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 11:00 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Sandra Wagner". The signature is written in a cursive, flowing style.

Sandra Wagner
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.

HEARING MINUTES

HEARING – Disciplinary

The Delaware Real Estate Commission held a hearing on July 14, 2016 at 9:30 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Andrew Staton, Michael Harrington, Lynn Rogers, Joseph McCann

PURPOSE: Disciplinary Hearing

PRESIDING: Lynnette Scott, Chairperson

BOARD STAFF: Sandra Wagner, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE BOARD: Eileen Kelly, DAG

DEPUTY ATTORNEY GENERAL FOR THE COMPLAINT: Zoe Plerhoples, DAG

RESPONDENT: Stephen Quinn

WITNESS: James E. Sheehan

COURT REPORTER: Gloria D'Amore

TIME STARTED: 10:25 a.m.

The hearing was recorded verbatim testimony by a court reporter. Ms. Kelly confirmed with Ms. Wagner that Mr. Quinn was present for the hearing. Ms. Kelly asked the Commission members to introduce themselves. Ms. Kelly summarized the reason for the hearing. Ms. Plerhoples waived an opening statement. She stated that Ms. Plerhoples entered documents as State's exhibit 1, Complaint and State's exhibit 2 the Stipulation of Facts. Ms. Plerhoples stated that she rests and will reserve the right to speak at closing argument. Ms. Plerhoples added that she does not object to the submission of 2 continuing education certificates that Mr. Quinn would like to submit. Mr. Quinn gave his testimony. The Commission asked Mr. Quinn questions. Mr. Quinn had one witness, Mr. Sheehan and Mr. Sheehan gave his testimony. Ms. Plerhoples gave her closing statement. The Commission went into deliberations at 10:50 a.m. Mr. Harrington made a motion, seconded by Mr. Staton, to agree that the State meet the burden of proof with respect to paragraphs 15(a) and (b) of the Complaint only; and Mr. Quinn's license will be on probation for one year, a letter of reprimand will be issued and he will be flagged for continuing education audit in 2018. By unanimous vote, the motion carried. The hearing concluded at 11:00 a.m.

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| Davis, Randy | Salesperson | Harrington ERA Realty Inc. | DE |
| Schofield, Michael K | Salesperson | Keller Williams Realty | DE |
| Malone, Michael John | Salesperson | Active Adult Realty | DE |
| McNulty, Amanda Marie | Salesperson | Keller Williams Real Estate | PA |
| Kahn, Beth | Salesperson | Harrington ERA Realty, Inc | DE |
| Kahn, Richard K. | Salesperson | Harrington Era Realty Inc | DE |
| Noyes, Candi Smith | Salesperson | Coldwell Banker Vacations | DE |
| Miller, Terry A | Salesperson | Coldwell Banker Vacations | DE |
| Mahew, Adam T | Salesperson | Long & Foster Real Estate, Inc | DE |
| Marton, Dawn | Salesperson | Long & Foster Real Estate, Inc | DE |
| Davis, William G. | Salesperson | Keller Williams Real Estate | PA |
| Phillips, Michelle A | Salesperson | Delaware County Regional Realty LLC | PA |
| Noyes, Sara S | Salesperson | Coldwell Banker Vacations | MD |
| Blachek, Jason L | Salesperson | Long & Foster eal Estate, Inc | DE |
| Brennan, Joseph J | Salesperson | | MD |
| Mattare, Pamela S | Salesperson | Long & Foster Real Estate, Inc | DE |
| Dryden, Dawn R | Salesperson | Lakeview Realty, Inc | DE |
| Bellumori, Gina M | Salesperson | Delaware Homes Real Estate | DE |
| Brizzolara, David F | Salesperson | Keller Williams Realty | DE |
| Clark, Aaron R | Salesperson | Patterson Schwartz | DE |
| Sgrignoli-Creech, Tami | Salesperson | R&R Commercial REalty | DE |
| Burdett, Thomas | Salesperson | Long & Foster Real EState, INc | MD |
| Lopes, Eleanor S | Salesperson | Keller Williams Realty | DE |
| Matthews, Timone C | Salesperson | Kellwe Williams Realty | DE |
| Lorah, Andrew M | Salesperson | Keller Williams Realty | DE |
| Matthews, Marie | Salesperson | Keller Williams REalty | DE |
| Sarpey, Melvin | Salesperson | Keller Williams Realty | DE |
| Rivera, Evelyn | Salesperson | Keller Williams REalty | DE |
| Coverdale, Deborah J | Salesperson | Manny Sons Inc. | DE |
| Corbett, Jennifer Lynne | Salesperson | SB Real Estate | DE |
| Johnston, Kevin D. | Salesperson | Realty Retreiver | DE |
| Hassler, Karl D | Salesperson | National Referral Real Estate | NV |
| Benedict, Wendy Beth | Salesperson | RE/MAX Realty Group Rehoboth | DE |
| Matos, Nicolas A | Salesperson | Linda Vista Real Estate | DE |
| Dryden, Shynaya L | Salesperson | Keller Williams Realty | DE |
| Moore, Sean Pierre | Salesperson | Keller Williams Realty | DE |
| Puente, Juan C | Salesperson | Weichert Realtors | DE |
| Wyatt, Esther E | Salesperson | Brandywine Properties Management LP | DE |
| Knisely, Carolyn S | Salesperson | Long & Foster Real Estate, Inc | DE |
| Graham, Joseph T | Salesperson | EXP Realty | DE |
| Fulcher, Brian Patrick | Salesperson | Patterson Schwartz Real Estate | DE |
| Norris, Mary Elizabeth | Salesperson | Patterson Schwartz Real Estate | DE |
| Heverin, Stacey Ann | Salesperson | Patterson-Schwartz | DE |
| Hughes, Joshua Alan | Salesperson | First Class Properties of DE, LLC | DE |
| Yang, Di | Salesperson | Keller Williams REalty | DE |
| Lee, Garrison James | Salesperson | Keller Williams Realty | DE |
| Thomas, Peggy K | Salesperson | Coldwell Banker Resort Realty | DE |
| Brooks, Stephanie | | | |
| Vanderwaart | Salesperson | Delmarva Resorts Realty | DE |
| Martindale, Joel Anthony | Salesperson | Keller Williams Realty | DE |

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| Plemmons, Timothy M. | Salesperson | Emory Hill Real Estate Services Inc. | DE |
| Duncan, Nicole Lynn | Salesperson | Keller Williams REalty | DE |
| Aigle, Kimberly | Salesperson | Re/Max Eagle Realty | DE |
| Harper, Pamela D | Salesperson | Weichert Realtors | PA |
| Halle, Tina M | Salesperson | Beachbound | DE |
| Gibson, Susan Diane | Salesperson | Patterson-Schwartz Real Estate | DE |
| Vargas, Anthony Ryan | Salesperson | Re/Max Horizons | DE |
| Stout, Scarlett K | Salesperson | Maggio Shields Realty | DE |
| Kouznetsov, George | Salesperson | Keller Williams Wilmington | DE |
| | | Sperry Van Ness-Miller Commercial Real Estate | MD |
| Williams, Douglas Patrick | Salesperson | The Moving Experience DE | DE |
| Mabus, Jenny R | Salesperson | DSM Commercial Real Estate Services | DE |
| Burslem, Andrew F | Salesperson | Long & Foster Real Estate, Inc. | DE |
| Stottlemeyer, Vicki Nelson | Salesperson | Weichert Realtors | DE |
| Coburn, John Daniel | Salesperson | Jack Lingo Realtor | DE |
| Whitesell, Ronald E | Salesperson | Harrison Properties Ltd | DE |
| Harrison, Robert H | Salesperson | Maggio Shields Real Estate Brokerage | DE |
| Anderson, John P | Salesperson | Indian River Land Company, Inc | DE |
| Stevenson, Charles B, V | Salesperson | Weichert Realtors | PA |
| Kenny, Diane F | Salesperson | Jack Ling, Inc Realtor | DE |
| Gonce, David Lyman | Salesperson | | |

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|------------------------|------------------|------------------------------------------------|-----------------------------------|--------|
| Taylor, Brigit R | Associate Broker | Keller Williams Realty | 37458 Lion Drive | DE |
| Taylor, Brigit R | Associate Broker | Keller Williams Realty | 33012 Coastal Highway | DE |
| Caldwell, Pauletta Ann | Associate Broker | Keller Williams Realty | 1521 Concord Pike, Suite 102 | DE |
| Bowman, Yasmin | Associate Broker | Habash Commercial Realty, LLC | 1320 Philadelphia Pike, Suite 300 | DE |
| Lewis, Ethel M | Broker | Keller Williams Realty | 33012 Coastal Highway | DE |
| Lewis, Ethel M | Broker | Keller Williams Realty | 37458 Lion Drive | DE |
| Benson, Danielle L | Broker | Century 21 Gold Key Realty | 1665 S. Dupont Hwy | DE |
| Myers, Gilbert R, Jr. | Broker | Myers Realty | 1056 South State Street | DE |
| Elliman, William B | Broker | G&E Real Estate Management Services Inc | dba Newmark Grubb Knight Frank | D E |
| West, Howard G | Broker | Emory Hill Residential Real Estate | 10 Corporate Circle Ste 301 | DE |
| Swope, Charles E., Jr. | Broker | Swope Lees Commercial Real Estate, LLC | 208 E Market Street | PA |
| Hudak, Daniel A. | Broker | MacKenzie Commercial Real Estate Services, LLC | 111 S. Calvert St. Ste 2800 | MD |